046.0	0001	0015.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,439,200 /	2,439,200
					USE VALUE:	2,439,200 /	2,439,200
					ASSESSED:	2,439,200 /	2,439,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON HOUSING AUTHORITY	
Owner 2:	CHESTNUT MANOR	
Owner 3:		
Street 1:	730 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.398 Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1966, having primarily Brick Exterior and Square Feet, with 100 Units, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	60879.000	4,000		2,435,200	2,439,200
Total Card	1.398	4,000		2,435,200	2,439,200
Total Parcel	1.398	4,000		2,435,200	2,439,200

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 32422

GIS Ref

GIS Ref

Insp Date

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 046.0-0001-0015.0

!3884!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	970	FV	4,000	0	60,879.	2,435,200	2,439,200		Year end	12/23/2021
2021	970	FV	4,000	0	60,879.	2,435,200	2,439,200		Year End Roll	12/10/2020
2020	970	FV	4,000	0	60,879.	2,435,200	2,439,200	2,439,200	Year End Roll	12/18/2019
2019	970	FV	4,000	0	60,879.	2,587,400	2,591,400	2,591,400	Year End Roll	1/3/2019
2018	970	FV	4,000	0	60,879.	1,887,200	1,891,200	1,891,200	Year End Roll	12/20/2017
2017	970	FV	4,000	0	60,879.	1,643,700	1,647,700	1,647,700	Year End Roll	1/3/2017
2016	903	FV	4,000	0	60,879.	1,400,200	1,404,200	1,404,200	Year End	1/4/2016
2015	903	FV	4,000	0	60,879.	1,369,800	1,373,800	1,373,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:44:24

LAST REV

Date	Time
08/30/21	10:23:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3884

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10576-10		6/22/1964		99	No	No		N

USER DEFINED

Prior Id # 1:	32422
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2019	290	Alterati						
4/14/2016	456	Manual	165,065					repairs to balconi
10/15/2015	1560	Re-Roof	47,000					
2/22/2011	87	Manual	20,000					DEMO PART OF CHIMN

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		60879		Sq. Ft.	Site		0	80.	0.50	1									2,435,160						2,435,200	

Total AC/HA:	1.39759	Total SF/SM:	60879	Parcel LUC:	970	Housing Auth	Prime NB Desc	ARLINGTON	Total:	2,435,160	Spl Credit		Total:	2,435,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:			
(Liv) Units:	100	Total:	100
Foundation:			
Frame:			
Prime Wall:	7 - Brick		
Sec Wall:		%	
Roof Struct:			
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	6 - Average		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:	13 - Radiant Elec		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	0.99791998
Adj $ / SQ:	79.834
Other Features:	6200
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6200
Depreciation:	2170
Depreciated Total:	4030

COMMENTS

1966.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	79.83
Special Features:	0	Val/Su Net:	
Final Total:	4000	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:			
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

046.0-0001-0015.0

IMAGE

AssessPro Patriot Properties, Inc